

## **ARROWTOWN DESIGN GUIDELINES 2016**

### **DAME ELIZABETH HANAN, MR MURRAY HANAN AND MISS JUDITH HANAN**

**7 NOVEMBER 2016**

Firstly a comment on the consultation process with each section to be processed separately - time consuming and difficult to fill out properly. Judith Hanan has outlined this in her written submission where she emphasises that the consultation fails to meet the spirit, intent and requirements of New Zealand Government but is common with the QLDC.

#### **1 PURPOSE of ADG**

It is important to cover the whole of Arrowtown with the focus on the well recognised historic town centre and early residential area. Some form of cohesiveness with the new Arrowtown is essential. People living and buying into Arrowtown need to have certainty to retain the special and historic character. Private and public land both play a major role in contributing to these qualities.

As Judith Hanan noted in her submission extra houses should not be considered without a proper relationship to the overall infrastructure in a broad sense for not only the contiguous area but the overall district. This district is reliant economically on tourism and if there is little than dull conformity of the buildings offered, the advantage of difference is lost - something that Arrowtown must value. Developments in the rural area beyond the Urban Growth Boundary must be avoided to retain the rural area - the scenic beauty and mountain backdrop.

The wide number of appeals against the PDP to change the rurality to residential type zones right next door to Arrowtown is to do away with this and devalue the very appeal of the District. Once a site is urbanised it cannot be undone.

McDonnell Road must be retained as the urban boundary with the Rural Zone on one side and parking not permitted on that side of the road by residents on the other side.

#### **2 TOWN CENTRE, OLD TOWN AND NEW TOWN ( post 1950s)**

In 1.2 planning - support reference ADG as specified in urban development, Arrowtown residential historic management zone, low density and medium density.

We all have responsibility to protect the historic character and appropriate development Arrowtown - low key small scale from its past is vital for values and character. As noted tourism is important now and key to the economy but Arrowtown is also a place to live and a holiday destination. If development is allowed to go rampant the very essence that people value will be lost for ever.

3. Map 19 needs to show the extended boundary on McDonnell Road as defined by PC29 ( Environment Court decision). The actual development of this section has yet to be determined. There must be a requirement for this area to follow the ADG as this is the gateway to Arrowtown and is an extension of the housing along McDonnell Road.

4 (2.6.7) Neighbourhood 12 noted that McDonnell Road does not connect well with Arrowtown yet it is the start of the village. The residences are mainly occupied by families and the road is used for walking, recreational activities, horse riding but also tourist uses. It is increasingly used as a bypass road by many trucks, tourist buses and other vehicles. With the Arrowtown Retirement Village at the other end of McDonnell Road and the volume of cars from there it is increasingly going to be heavy with traffic making the exit to Malaghans Road and Lake Hayes Road a real hazard . The threats to this road are real . The urban edge defined by the road must be protected and housing not allowed to spill over into the Rural Zone.

The ADG should apply to this neighbourhood of McDonnell Road to give a cohesive whole to the village

The walk ways giving access from McDonnell Road to Cotter Avenue need to be protected, well maintained and identified with signage.

5. Under 3.1 the whole town and its setting therefore need to be considered as an entity when any type of change is proposed within any of its neighbourhoods. Character protection and conservation are essential principles that must be applied.

3.1.2.2 The town centre should not be allowed to expand beyond current boundaries - localised shopping as at present not destination shopping. The shopping centre currently supports independent high end local boutique businesses and products. There are already plenty of other large destination shopping areas in the District now with no character or distinctive appeal and dominated by national chains.

The Town Centre is a heritage precinct in PDP and heritage conservation should guide all change and intervention if we want to preserve Arrowtown distinct and unique qualities valued by all those who live and visit.

6. We support the guidelines for Buckingham Street, Ramshaw and Arrow Lanes. When considering lighting the character lighting is suggested but down lighting is used and designed to retain the dark night sky is important and prevent light pollution.

We support the concept of public open spaces ( 3.5.5.) and surfaces using low key materials which reflect the traditional Arrowtown. Also to encourage plantings to support a more sympathetic blending of areas with surroundings

The parking proposals ( 3.8) are good and parking should not be expanded beyond what is there now.

Fencing needs to be appropriate and we especially note 3.9.1e

Likewise street furniture needs to be considered carefully (3.11)

#### **ENFORCEMENT OF GUIDELINES**

It is important that with proposed increased density that the ADG needs to be enforced to protect the values and character and give an effective design response .

**It is absolutely important that the AUGB is not burst broken, eroded or ignored and that rurality is retained beyond the UGB.**

The ADG must be incorporated by reference into the District Plan. The purpose to ensure that future development is at a scale and design sympathetic to the present character.

7. Under 4.2.7 the objective to manage scale and location of urban growth within the UGB is supported. It is noted that goals and objectives are met by creating efficiencies in the administration of the District plan and reducing costs for the community.

However I have grave doubts of the value and meaning of the District Plan when you consider the outright erosion that has been allowed in the Affordable Housing and Retirement Villages that have been promoted and approved by the Council and signed off the Minister changing Rural Zones to Residential, completely over riding the plan. The Arrowtown

Retirement Village is a case in point where there is actually no extra supply of affordable housing and only benefits the developers of the Village. Sale of houses in Arrowtown by people who may move into the village there will not be in the affordable range but at market value.

**So are the Guidelines and the Plan worthless?**

There needs to be a change in its enforcement to at least adhere to what has been approved through community consultation and a plan which can be relied upon. The PDP should not succumb to the waves and attacks of developers and capital gainers.

To address the issues - option 2 " to better respond to the proposed MDRZ that forms part of the Proposed District Plan - promoted as a keystone to promoting greater housing choice and to help reduce future pressure for urban development adjacent or close to the Arrowtown Urban Growth Boundary.

8 Now that the Arrowtown Design Guidelines 2016 are formally referenced in the proposed District Plan it is important that the changes proposed are incorporated to give guidance especially for the area adjacent to the ARHMZ.

The community needs to be able to rely on adherence to the PDP and not allow random attacks by developers without the proper process of change being followed.

**Heritage conservation should guide all change and intervention if we want to preserve Arrowtown's distinct and unique qualities valued by all who live and visit there.**

Arrowtown is the jewel in the Wakatipu basin and not a dormitory suburb of Queenstown.

*Note correction to plan 2 green 15 is not Butel park but is outside the now determined boundary of Arrowtown and is on Jopp Street.  
It should be retained as a reserve - zoned Rural and not be built on*